

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: Eastgroup Properties, L.P.

Case #: 105-R-01

Date: October 23, 2001

Comments:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Fort Lauderdale Executive Airport.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

Recommendations:

- 1) The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

DRC
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REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
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Email: timw@cityfort.com

Project Name: Eastgroup Properties, LP

Case #: 105-R-01

Date: 10/23/01

Comments :

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. A Broward County Engineering Permit is required for curbing and accesses shown into Prospect Road right of way.
3. Curbing shown around each access will cause a trip hazard for pedestrians. This curbing shall be stopped or tapered prior to meeting the sidewalk.
4. Provide a minimum five foot wide sidewalk along the property line on N.W. 33 Avenue from south property line to Prospect Road sidewalk per City standard.
5. A note on Sheet PD-1 near southwestern access to N.W. 33 Avenue calls out 6-inch extruded curb. Please indicate type of curbing proposed around accesses to be provided will be F-curb and provide additional grades sufficient to show how surface water will be routed to a depressed swale with appropriate cross sectional views. Alternatively, a continuous F-curb can be provided along the entire roadway edge with exfiltration trench under or along the new sidewalk.
6. The controlled stop locations on all the Prospect Road accesses are shown beyond the point where the public walk crosses the access. This stopping point shall be at the property line so as to protect pedestrians crossing the access point.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

7. It appears that the proposed project signs at each access lie within the required 10X10 foot clear sight triangle as measured along property line and edge of drives.
8. Please provide a statement of trip calculation for this site. If the statement indicates that an excess of 1,000 trips per day are generated by this site a traffic impact analysis is required per 47-25.2 ULDR.
9. The engineer's plans indicate wastewater is served by Broward County OES. It would appear by review of plans published by Broward County that this site lies within Fort Lauderdale's wastewater service area boundaries, and must be conveyed to the G.T. Lohmeyer Regional plant.
10. Indicate where new potable water meters for this site will be located.
11. Clearly identify the existing utility easement along Prospect Road that encompasses the existing water and wastewater mains.
12. Please explain why the details for Broward County's water system is included in this plan set? Water service is provided by Fort Lauderdale, therefore the plans shall include Fort Lauderdale standard details.
13. Until it is proven otherwise this site is considered within the City's wastewater service boundary as well. Please replace Broward Co.'s wastewater details with those of the City of Fort Lauderdale.

DRC
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REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Eastgroup Properties

Case #: 105-R-01

Date: 10-23-01

Comments:

- 1) Buildings plans must contain sprinkler plans at permit phase.
- 2) Show private main, hydrants, and sprinkler mains on Civil plan.
- 3) Label fire lane and make sure that it complies with 5211 SFBC.
- 4) Flow test required.
- 5) Meeting required to discuss fire lane requirements.

DRC
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REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Eastgroup Properties, L.P.

Case #: 105-R-01

Date: October 23, 2001

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Eastgroup Properties, L.P.

Case #: 105-R-01

Date: 10/23/01

Comments:

1. One of the requirements in the CC District is that ½ of the required setback abutting the street shall be in landscape. There appears to be a deficiency in this regard in certain areas.
2. The first 20' of the yard fronting on the waterway should be in landscape. Show the landscape for this area.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
4. All Tree Preservation Ordinance requirements apply. Indicate all existing trees or palms on site (with the exception of Brazilian Pepper, Melaleuca or Australian pine). Any trees which would be considered good candidates for relocation should be relocated. For trees removed, provide the calculations for their "equivalent replacement" above min.site Code requirements. Removal of "speciman trees" requires equivalent replacement by cash value only.
5. Indicate any trees on neighboring properties that may conflict with proposed planting.
6. Plans to contain the name of the Landscape Architect who prepared the plan.
7. Make sure that the requirements for spacing from structures is met. (Non-shade trees are required to be 7 ½' from structures.)
8. Scale of the Landscape Plan can be no less than 1" =30'.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Bruce D. Chatterton, AICP
828-5981

Project Name: EastGroup Properties

Case #: 105-R-01

Date: October 23, 2001

Request: Site Plan approval for a 139,580 s.f. industrial development within the CC zoning district.

Comments:

1. Provide a table indicating all required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
2. Provide a copy of the most current recorded plat for the proposed site.
3. Please provide a copy of the current DRI Development Order (D.O.) pertaining to this site and any amendments to the D.O. for discussion at the DRC meeting. Verify that the D.O. accommodates the construction of the requested amount of industrial development at this location.
4. Please provide a table that indicates all proposed uses within each building (industrial, warehouse, office, etc.) and the parking requirement for each use.
5. Please label the street being fronted by each elevation.
6. Please indicate light pole locations on site plan and landscape plan. Light poles shall not be located within setbacks.
7. Shield all lights from any hospitality or residential uses in the site vicinity.
8. Please provide details for the proposed screen wall.
9. Please indicate the location of all on-site signs.
10. Address all landscape requirements for the CC district provided in ULDR section 47-21.10.
11. Further comments may be forthcoming.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Det. C. Cleary-Robitaille

Project Name: Eastgroup Properties, L.P.

Case #: 105-R-01

Date: 10-23-01

Comments:

Impact- resistant glass should be used on all first floor glass areas, particularly front door entrances.

Parking lot lighting should be placed to ensure that tree canopies do not interfere with illumination.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Eastgroup Properties, L.P.

Case #: 105-R-01

Date: 10/23/01

Comments:

1. Provide a narrative outlining the proposed use/s of buildings A-C, in the narrative refer to the List of permitted and conditional use categories of section 47-10.10 Commerce Center.
2. Parking data as provide is incomplete, provide uses and parking requirement for those uses as required in section 47-20.2.
3. Discuss site circulation and dead end parking with the applicant and Engineering representative.
4. Clearly delineate loading zones in accordance with section 47-20.6.
5. Light fixtures shall comply with the setback requirements of the zoning district in which they are located in accordance with section 47-19.2.R. See section 47-10.20 Table of dimensional requirements for the CC districts.
6. Provide design details for proposed screen wall.
7. All signage has to comply with section 47-22.
8. Additional comments maybe forthcoming at DRC meeting.